

058.C

0001

0318.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

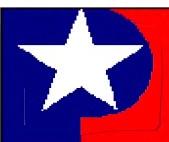
372,600 / 372,600

USE VALUE:

372,600 / 372,600

ASSESSED:

372,600 / 372,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	318
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Owner 1: COOK MELISSA K

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #318

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HSIAO HSIEN TSE & -

Owner 2: LEE MEI YUN HSIAO -

Street 1: 1 WATERMILL PL #318

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102							0.000		372,600						372,600						153425	
																	GIS Ref					
																	GIS Ref					
																	Insp Date					
																	10/05/17					

USER DEFINED

Prior Id # 1:	153425
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	01:40:38
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	11/19/20
Time:	10:26:38
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 058.C-0001-0318.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	372,600	0	.	.	372,600	372,600	Year end	12/23/2021
2021	102	FV	367,700	0	.	.	367,700	367,700	Year End Roll	12/10/2020
2020	102	FV	357,900	0	.	.	357,900	357,900	Year End Roll	12/18/2019
2019	102	FV	335,700	0	.	.	335,700	335,700	Year End Roll	1/3/2019
2018	102	FV	281,400	0	.	.	281,400	281,400	Year End Roll	12/20/2017
2017	102	FV	270,100	0	.	.	270,100	270,100	Year End Roll	1/3/2017
2016	102	FV	270,100	0	.	.	270,100	270,100	Year End	1/4/2016
2015	102	FV	246,600	0	.	.	246,600	246,600	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HSIAO HSIEN TSE	75767-398	2	9/30/2020		415,000	No	No		
HERON NORMA,	65833-418		7/31/2015		287,000	No	No		
SZETO JULIA/LEE	33576-355		8/31/2001		229,000	No	No		
HUSBANDS RUSSEL	32612-122		3/15/2001		202,510	No	No		
D'ANTUONO JAMES	30367-457		6/30/1999	Family	158,500	No	No		
D'ANTUONO JAMES	27451-899		7/2/1997		99	No	No	A	

PAT ACCT.

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	1 - 1 Bed	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	R - Rear
Total Units:	

Floor: 3 - 3rd Floor

% Own: 0.904900014

Name: 25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 14.9 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.34745765
Const Adj.:	0.78125376
Adj \$ / SQ:	342.130
Other Features:	40248
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437837
Depreciation:	65238
Deprecated Total:	372599

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Special Features:

Final Total:

Val/Su Net:

Val/Su SzAd

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